

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**

Architectural Review Board, Monday, March 25, 2013, at 4:00 pm in the 3<sup>rd</sup> floor conference room, City Hall, 828 Center Ave, Sheboygan, WI.

Present: Joe Clarke, Jerry Jones, Pam Langan, Richard Linde and Scott Matula

Excused: Ald. Scott Versey and Dan Daun

Staff present: Steve Sokolowski and Janet Duellman

Others present: Derrek Lemahieu (Abacus), Erik Jensen (LJM), Victor Quino (Jehovah), Timothy Glaeser (Jehovah)

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of January 28, 2013 meeting.

Richard Linde moved to approve the minutes, Scott Matula seconded.

The motion passed unanimously.

Exterior Remodel of the Flooring Studio at 1526 Indiana Avenue.

Erik Jensen was present to discuss this project.

Erik Jensen explained that two new one bedroom apartments would be built above the Flooring Studio. He further explained the exterior design in detail.

The committee discussed if the concrete block on the backside would be painted, dumpsters, dumpsters enclosures, evergreens/landscaping and the front building sign.

Scott Matula motioned, Pam Langan seconded to approve as presented with the following conditions:

1. That the evergreens be tall enough to screen the dumpsters.

The motion passed unanimously.

Addition to TR Services located at 2010 Mayflower Avenue.

Erik Jensen was present to discuss this project.

Erik Jensen explained that in March 2012, the Board approved architectural drawings for TR Services to construct an addition to the northeast corner of their facility located at 2010 Mayflower Avenue. The applicant never constructed the proposed building addition.

The applicant has reconsidered the original design and has submitted architectural drawings to construct the building addition to the front of their facility facing Mayflower Avenue. The new building will match the existing building materials and colors.

Scott Matula motioned, Jerry Jones seconded to approve.

The motion passed unanimously.

Exterior remodel to the Kingdom Hall of Jehovah's Witnesses located at 3328 North Avenue.

Victor Quino and Timothy Glaeser were present to discuss this project.

Timothy Glaeser explained the colors, materials, and the design.

The committee discussed colors (option 1: grey and option 2: tan) and breaking up the long horizontal back/west side of the building. The board liked the earth tone tan color and recommended option 2.

Richard Linde motioned, Jerry Jones seconded to approve with the following conditions:

1. Break up the long horizontal back/west side of the building with V-Grooves.

The motion passed unanimously.

New multi-tenant retail building located at North Ave and Calumet Dr.

Derrek Lemahieu was present to discuss this project.

Derrek explained that the new building would look very similar to the existing building on the site in terms of colors, materials and design. This is a three tenant facility. Dunkin Donuts will occupy one of the tenant spaces, the other two tenants are unknown. The existing dumpster enclosure would be used for this building as well.

The committee discussed the roof top mechanicals, roof drains, awning, and outdoor seating.

Scott Matula motioned, Jerry Jones seconded to approve with the following condition:

1. The roof top mechanicals shall be screened.

The motion passed unanimously.

New multi-tenant retail building located at Wilson Ave and S Business Dr.

Derrek Lemahieu was present to discuss this project.

Derrek explained that the new building would look very similar to some of the other Washington Square outlet buildings in terms of colors, materials and design. This is a two tenant facility. Dunkin Donuts will occupy one of the tenant spaces, the other tenant is unknown. They will be construction a dumpster enclosure on the NW corner of the building.

The committee discussed the roof top mechanicals.

Pam Langan motioned, Scott Matula seconded to approve with the following condition:

1. The roof top mechanicals shall be screened.

The motion passed unanimously.

Being no further business, Scott Matula moved, Jerry Jones seconded to adjourn the meeting at 4:37pm.

Janet M Duellman  
Recording Secretary